



CITY OF MIAMI GARDENS

COMPREHENSIVE DEVELOPMENT MASTER PLAN

HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

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Prepared By:



and

The City of Miami Gardens
Planning and Zoning Department
1515 NW 167th Street, Building 5, Suite 200
Miami Gardens, Florida 33169

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CHAPTER VI - HOUSING ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL 1: AVAILABILITY OF HOUSING

Ensure the availability and equitable distribution of a wide variety of housing types that are affordable, decent, safe, and sanitary to meet the diverse housing needs of present and future residents of the city of Miami Gardens.

Objective 1.1: Adequate Housing Sites

Ensure distribution of adequate housing sites at a variety of residential densities for all current and future residents, including very low, low, moderate, and market income housing.

Evaluation Measure: Annual assessment of the future land use element and map, land development code, and official zoning map to ensure a variety of land use and zoning designations are available to allow for new single-family, multi-family, and mixed-use development and redevelopment.

- Policy 1.1.1:** Through the City's adopted Future Land Use Map and land use designations, promote a mix of residential land use categories and densities throughout the City.
- Policy 1.1.2:** As part of developing the City's land development regulations, the City shall adopt regulations and a zoning map that implement the Future Land Use Map, which ensure sufficient densities and intensities to accommodate all housing types.
- Policy 1.1.3:** Permit a variety of housing types, including manufactured and mobile homes constructed in accordance with building code and state requirements, in residential land use designations and zoning categories to meet the needs of very low-, low-, moderate, and market income households.
- Policy 1.1.4:** Within approximately one year of obtaining housing data from the Shimberg Center for Affordable Housing, amend the Housing Element to include a housing needs assessment and amend the adopted Future Land Use Map if necessary.
- Policy 1.1.5:** As part of developing the City's land development regulations, develop land development regulations that allow diversity of lot sizes, floor areas, densities, setbacks and other design features and allow for flexibility and choice in housing types and prices.
- Policy 1.1.6:** As part of developing the City's land development regulations, implement land development regulations that permit single-room occupancy (SRO)

and allow accessory dwellings on residential zoning categories that allow 5,000 square feet lot sizes or larger to encourage the provision of affordable housing for small households.

Policy 1.1.7: As part of developing the City’s land development regulations, examine the feasibility of establishing minimum floor area size requirements promote affordable housing options by allowing the flexibility of providing smaller residential units.

Policy 1.1.8: Promote homeownership and emphasize owner-occupied residential use in mixed-use and newly developing areas.

Policy 1.1.9: Allow density flexibility for multiple parcels that are legally unified and developed as part of a single development plan in such a way that average density does not exceed the maximum gross density as shown on the Future Land Use Map for the subject property.

Objective 1.2: Affordable Housing Incentives

Provide incentives to assist in the provision of affordable housing.

Evaluation Measure #1: Adoption of land development regulations and appropriate policies that assist private developers with providing affordable housing.

Evaluation Measure #2: Number of new affordable housing units.

Policy 1.2.1: Through the comprehensive planning process and the land development regulations, streamline the permitting process providing for efficient review with minimal delays and waiving or reducing costs for development with a substantial affordable housing component.

Policy 1.2.2: Offer technical assistance and referral services to applicants interested in developing affordable housing opportunities.

Policy 1.2.3: As part of developing the City’s land development regulations, investigate the feasibility of using inclusionary zoning to encourage or require a certain percentage of dwelling units of new development or redevelopment to be set aside for low or moderate-income housing.

Policy 1.2.4: Consider awarding density and height bonuses for the provision of workforce housing in new developments, on infill sites, or within mixed-use developments as referred to in the Future Land Use Element.

Policy 1.2.5: Encourage the development of rental housing alternatives for family households.

Policy 1.2.6: As part of the process of developing the City’s land development regulations, examine the feasibility of adopting workforce housing criteria that requires new mixed-use development exceeding a specific threshold of units to include an affordable component.

Policy 1.2.7: Develop incentive programs in conjunction with the Future Land Use Element of the Comprehensive Development Master Plan for increasing residential housing densities in exchange for providing enhanced urban amenities for multistory parking, combining public open space, shared parking areas for use in high density/intensity projects and other similar techniques and mechanisms.

Objective 1.3: Existing Housing Conditions

Support the elimination of substandard housing and blighted areas including the structural and aesthetic improvement of existing housing aimed at the stabilization of existing neighborhoods.

Evaluation Measure: The number of substandard units identified and corrected.

Policy 1.3.1: Once Schimberg Center data is available for the City of Miami Gardens, adopt definitions of “Standard” and “Substandard” housing for use in assessing and maintaining the City’s housing stock and directing code enforcement activities.

Policy 1.3.2: The City Building Department shall identify substandard housing units and shall inform the owners of Federal, State, and local housing assistance programs that are available to facilitate necessary corrective actions.

Policy 1.3.3: Promote revitalization of existing neighborhoods by continued maintenance, enforcement the City codes and regulations, and guidance in obtaining rehabilitation assistance for qualified residents.

Policy 1.3.4: The City shall identify and facilitate the demolition or rehabilitation of unsafe housing that poses a threat to the safety and welfare of the community.

Policy 1.3.5: Support and coordinate efforts with community service programs, church groups, business organizations, local builders, members of the local Chamber of Commerce, and similar agencies to participate in programs designed to clean up and aesthetically revitalize residential areas.

Policy 1.3.6: Adopt and implement traffic calming strategies in residential areas.

Policy 1.3.7: By October 2008, consider the feasibility of adopting community design standards that promote sustainability and enhance community identity.

Objective 1.4: Historically Significant Housing

Preserve identified historically significant housing through City action or public-private partnerships to accomplish such preservation.

Evaluation Measure: Whether historically significant structure criteria are completed and adopted as part of the City's land development regulations.

Policy 1.4.1: A survey of historic structures.

Policy 1.4.2: Within one year of the effective date of this plan, the City shall investigate the possibility to apply for a grant to conduct a professional historic resources survey to identify architecturally and historically significant sites and structures in the City, focusing on structures and properties that are at least 50 years old.

Policy 1.4.3: Upon completion of the historic resources survey, the City shall determine whether or not it should implement a historic preservation program and a local register of historic places based upon the outcome of the historic resources survey. One (1) year after the survey has been completed, and if a historic preservation program is deemed necessary, the City shall establish land development regulations to guide the preservation, rehabilitation and demolition of historically significant housing units.

Policy 1.4.4: By October 2008, develop and implement Design Guidelines that promote compatibility with the City's adopted Miami-Modern "MiMo" architectural theme.

Objective 1.5: Housing Implementation Program

Within eighteen months of the effective date of the Plan, provide the framework for a housing program that encourages the creation and preservation of affordable housing for all current and anticipated future residents of the City.

Evaluation Measure: Provide the framework of a housing program within eighteen months of the effective date of the Plan.

Policy 1.5.1: Continue efforts to obtain an "Entitlement City" designation under the Community Development Block Grant (CDBG) Program. Use Federal funds under this program toward the rehabilitation of residential structures, historic preservation, planning activities and acquisition in support of other activities.

Policy 1.5.2: Through implementation of the housing program and the Intergovernmental Coordination Element, coordinate with appropriate private and non-profit agencies to improve housing opportunities and availability.

- Policy 1.5.3:** Participate with Miami-Dade County in a regional solution (i.e., “Regional Fair Share”) to ensure the availability of adequate affordable housing for all income ranges within a reasonable commute from employment centers.
- Policy 1.5.4:** Participate in a regional tracking system, under the direction of the South Florida Regional Planning Council, oriented to identifying affordable housing supply and sites.
- Policy 1.5.5:** As part of developing the City’s land development regulations, consider the feasibility of creating of implementing an Affordable Housing Trust Fund and Community Land Trust to provide land for workforce housing and finance rehabilitation of such housing, in conjunction with code enforcement activities and the City’s Community Development Block Grant Program.
- Policy 1.5.6:** Actively pursue opportunities to utilize federal, state, and local affordable housing and other subsidy programs to provide assistance to residents for home repair and/or home purchase opportunities.
- Policy 1.5.7:** Coordinate with Miami-Dade County as they consider developing a Workforce Housing Ordinance and Program Initiative and ensure that the policies in the City’s Housing Element are consistent with and support any workforce housing policies adopted by Miami-Dade County.

Objective 1.6: Relocation Assistance

Apply uniform and equitable treatment of persons displaced by redevelopment and City programs.

Evaluation Measure: Inventory and monitor the displacement of residents.

- Policy 1.6.1:** In the event that the City directly participates in the acquisition of such real property for public purposes that displaces residents from their place of residence, the City shall, to the greatest extent practicable, provide locating alternative sites and comparable housing facilities as replacement dwellings. The City shall not be responsible for relocating residents who are displaced as a result of a County, State or Federal program or action.
- Policy 1.6.2:** Consider requiring developers that seek to take affordable housing units out of the existing housing stock to provide a relocation plan identifying and making adequate affordable housing options available to displaced residents.

Objective 1.7: Special Needs Housing Assistance

Support private and non-profit entities to provide housing opportunities that meet the unique needs of the elderly, dependent children, physically challenged and the developmentally disabled.

Evaluation Measure: Inventory of assisted housing, group facilities and assisted care facilities.

- Policy 1.7.1:** As part of developing the City's land development regulations and in compliance with state law, include requirements that provide for the location and equitable distribution of group homes, small-scale affordable elderly rental facilities, and foster care facilities licensed or funded by the Florida Department of Children and Family Services within existing residential neighborhoods.
- Policy 1.7.2:** Promote assisted living facilities (ALFs), group homes, and adult day care facilities in the residential and mixed-use areas of the City subject to state law.
- Policy 1.7.3:** Enforce compliance with the Americans with Disabilities Act (ADA) to ensure that all people with disabilities have equality of opportunity, economic self-sufficiency, full participation in American life, and independent living.